

ENFIELD PLANNING AND ZONING COMMISSION  
REGULAR MEETING

**AGENDA**

THURSDAY, MARCH 15, 2018 – 7:00 P.M.  
ENFIELD TOWN HALL - COUNCIL CHAMBERS  
820 ENFIELD STREET - ENFIELD, CT

RECEIVED  
ENFIELD TOWN CLERK  
2018 MAR -9 PM 4:01

1. Call to Order & Pledge of Allegiance
2. Fire Evacuation Announcement
3. Roll Call
4. Approval of Minutes – March 1, 2018
5. Public Participation
6. Bond Release(s)
7. Old Business
- Public Hearings
  - a. **PH# 2879** – 91 Simon Road – 36-Lot Residential Open Space Subdivision and Special Permit Application for the Scantic Villages; Villages LLC., owner/applicant; Map 069/Lot 0296; Residential-44 Zone. (DoR: 12/07/2017; MCPH: 04/12/18) Applicant has requested extension until April 5, 2018.
8. New Business
- Public Hearings
  - a. **PH# 2868** - 472 Taylor Road – Reinstatement and modification of Special Permit for Senior Residential Development and an Open Space Subdivision to allow for phases. Kent Pecoy and Sons Construction, Inc., owner/applicant; Map 111 / Lot 0245; Residential 44 (R-44) Zone. (DoR: 03/01/18; MOPH: 05/04/18).
- Site Plans
  - a. **SPR# 1739** – 95 High Street – Application for Sarapes Restaurant to be located where Molina's Restaurant used to be located in Molina's Plaza; Molina's Plaza, LLC., owner; Cutberta Chavez, applicant; Map 025; Lot 0006; Thompsonville Village Center Zone. (DoR: 3/15/2018; CDD: 5/19/2018)
9. Other Business
  - a. Discussion of Proposed Zoning Text Amendment to add Regulations for Large Area Flexible Residential Housing in residential areas adjacent to commercial and industrial areas.
10. Correspondence
11. Commissioner's Correspondence
12. Director of Planning Report
13. Authorization for Administrative Approvals
14. Applications to be received
15. Opportunities/Unresolved issues
16. Adjournment

**Note:** Next Regular Meeting is Thursday, April 5, 2018.

*By: Charles Duren, Chairman*  
*Richard Szewczak, Secretary*